

Rancho Cielo Homeowners Association

Meeting of the Board of Directors

April 26, 2011

Location:

The meeting of the Rancho Cielo Homeowners Association was held at the offices of the Trabuco Canyon Water District.

Directors Present:

Sandra Spencer, Len Malena, Chuck Ferlisi and Darryl Wheeler.

Call to Order:

The meeting was called to order at 7:00 PM.

Homeowners Discussion

Mr. Dybel of 21992 Via del Lago was present at the meeting to inquire about the next pending phase of street repairs.

The Board reviewed e-mails from Mr. Pingree of 21921 Via del Lago and Ms. Nieblas of 21751 Via del Lago.

Minutes & Financial Reports

A motion was made by Ms. Spencer, 2nd by Mr. Malena to approve the March 2011 meeting minutes as submitted. All in favor, motion carried.

A motion was made by Ms. Spencer, 2nd by Mr. Ferlisi to approve the March 2011 financial statement as submitted. All in favor, motion carried.

Discussion was held with regard to reinvesting funds in the association's reserve account into CD's. The Board will make a decision on the matter at the May meeting.

Management Report

The Board reviewed the prior month's action items list.

The Board reviewed the annual planner for the month of April 2011.

The Board reviewed the community inspection report and the home inspection report for the past month as provided by the manager.

The manager provided an updated accounts receivable report to the Board. A motion was made by Mr. Wheeler, 2nd by Mr. Malena to lien RAN-173, RAN-214 and RAN-232 for non-payment of the assessments and to charge-off RAN-056 and RAN-179 as non-collectable accounts. All in favor, motion carried.

Security

The Board received copies of the monthly inspection reports provided by Nordic Security.

Landscape

The Board asked the manager to obtain a bid from Vandergeest Landscape to remove the grass at the front entrance and install a hedge and Ice-Burg Roses.

Old Business

It was noted that all of the mailboxes had been installed.

It was noted that the new pool lounge chairs had been purchased and placed at the pool area.

It was noted that Ed Perez of LaBelle Marvin was working on the bid package for the next phase of street work.

It was noted that the 25 MPH sign at the front of the guard house had been removed.

New Business

Discussion was held with regard to the association's policy on requiring owners to replace the windows on the front of their homes with grids. The Board agreed that the policy would remain in place as written.

Adjournment

There being no further business, the meeting was adjourned into executive session to discuss matters of delinquencies at 8:10 P.M.

Submitted by:

Jack L. Williams
Acting Secretary